

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-3183

1. Name of Property (indicate preferred name)

historic Vandersmith-Roleson-Tinsley House
other

2. Location

street and number 108 S. Prospect Avenue not for publication
city, town Paradise vicinity
county Baltimore County

3. Owner of Property (give names and mailing addresses of all owners)

name William and Margaret Ann Harris
street and number 108 S. Prospect Avenue telephone
city, town Baltimore state MD zip code 21228

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse tax map and parcel: 101-303
city, town Towson liber 6267 folio 815

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report
☐ Other

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<u>1</u> <u>0</u> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<u>0</u> <u>0</u> sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<u>0</u> <u>0</u> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<u>0</u> <u>0</u> objects
		<input type="checkbox"/> funerary	<u>1</u> <u>0</u> Total
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			<u>0</u>

7. Description

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Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Vandersmith-Roleson-Tinsley house is located at 108 S. Prospect Avenue in the development of Paradise in southwestern Baltimore County, Maryland. The house is a two-story, three-bay by two-bay stuccoed structure with a gable roof that has asphalt shingles and a north/south ridge. The house faces east toward the road and has a two-story, one-bay addition on the south that has asbestos shingle siding and a flat roof, a one-story, and a one-bay square addition with a shed roof at the southeast corner. There is a two-story, two-bay by one bay addition on the north that also has a low hip roof, and it is recessed back from the main block.

The east elevation of the main block has five bays on the first story. The center bay has a door with new sidelights and transom. There are paired four-light casements to each side of the center door, and the end bays each have a door with a three-light transom. There is a one-story, five-bay porch with a shed roof, square posts set on stuccoed piers, and a stuccoed balustrade with a brick course on top. The second story center bay has triple one-over-one sash with a triangular light on top of each that breaks above the eave line, with a dormer gable above. The end bays have a six-over-six sash with a triangular three-light sash above that also breaks above the eave line, and there is a shorter dormer gable above each. There is an interior brick chimney on each gable end, set west of the ridge.

The east elevation of the southeast addition has the porch balustrade continued, as if this end of the porch was enclosed, but the roof is set above the porch roof. There is a pair of six-over-six sash. The north side has a door with 15 lights. The second story of the south addition has a one-light sash with head cut trim. The south elevation of the southeast addition has the porch balustrade continued around, and a new sash above. The second story is two bays, with new sash, and the gable end of the main block has a six-over-six sash in the center.

The east elevation of the north wing has two one-over-one sash on the first story and two six-over-six sash on the second. The north elevation of the north addition has a one-over-one sash on the first story and a six-over-six sash on the second. The main block has a six-over-six sash on each story and another centered in the gable end.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates

Architect/Builder

Construction dates

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

The suburban development of "Paradise" was created in 1887 on land that had been a summer home for Baltimore businessman Tipton L. Tinsley. The Vandersmith-Roleson-Tinsley House is almost certainly the country home that was standing on the property at the time. David Vandersmith purchased the land in three transactions in 1837, 1839, and 1855. At the time of the first purchase, from Edward H. Dorsey, the land was probably a tenant farm, and Vandersmith was probably the one responsible for constructing the existing country house on the property. While the Gothic Revival came to Baltimore country houses with the construction of Glen Ellen in the 1830s, the Vandersmith house is a much simpler, vernacular adaptation of the style, and its details are more likely a free adaptation of those found in the pattern books of Downing and Vaux, published in the 1840s and 1850s. The house as originally built by Vandersmith was probably the simple rectangular box of the main block, with six-over-six sash. The property was purchased by Frederick Roleson in 1855 for \$24,000, and it was probably Roleson who had the house updated by rebuilding the roof to be a shallower pitch with deep overhanging eaves and three gables on the front. The second-story windows were made loosely Gothic by adding triangular sash to the tops of them, and the center window could be a complete replacement. Tripartite sash were popular in earlier, Greek Revival houses, such as the 1840s "Perry Hall," but the center sash was usually the same width as the rest of the windows, while here it is narrow and closer to the proportions found in Gothic Revival church windows. (1)

Roleson sold his summer home to Tipton L. Tinsley in 1863, and Tinsley may have been responsible for the additions on the north and south. Tinsley was a partner in the firm of Bryant, Tinsley & Holmes, wholesale grocers, Tinsley & Holmes, wholesale tobacco dealers, and T. L. Tinsley & Sons, traders in tea. After Tinsley's death, Catonsville developer John Hubner bought the tract, but for unknown reasons he did not proceed with the purchase and Baltimore developer William L. Stork was substituted as purchaser in 1888. Stork subdivided the estate into 36 lots for a suburban development that he called "Paradise." It was a propitious location for a development, on the south side of the Frederick Turnpike, where ran the Baltimore and Catonsville Horse Car Railway, and with the recently-built Catonsville Short Line railroad running through the south and west end of the property. In addition, the Consolidated Gas Company had been founded to bring gas to Catonsville, just to the west of "Paradise," in 1885, and the Catonsville Water Company had been founded the following year. These community improvements were designed to spur development in an area that already had very high property values, and it was likely that "Paradise" would benefit from them, as well. (2)

The Vandersmith-Roleson-Tinsley House was cut off on a parcel of a little over an acre and sold to Amelia Ellis, a widow, and Susan Ellis, wife of Herman Ellis, of Baltimore City, for \$6,500. The high price indicates that a house was standing on the property, as would be expected given the early appearance of the building. It is not clear whether it continued to serve as a summer home, as many houses in this period in Catonsville did, or whether it became a year-round residence, as was the growing trend at the turn of the century. Susan Ellis was a resident of the county in 1895 when she bought the half-interest of Amelia

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Continuation Sheet

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Ellis, but Susan and Herman Ellis had moved to New York City by 1901 and sold the property to G. Howard White. White sold the house in 1918 to F. Rosalie Bull, the wife of Robert B. Bull of Anne Arundel County. They owned the property until the depression, and it was probably Bull, or perhaps White, who added the front porch balustrade and the enclosed sun porch addition at the southeast corner. The sun porch was very popular in the 1920s, and the appearance of the porch balustrade is consistent with this period, though it is possible that it was added in the late teens. Since 1937 this house has remained in the same family. (3)

(1) ☐ Baltimore County Land Records, TK 268-70, TK 287-447. Mills Lane, Architecture of the Old South: Maryland (New York: Abbeville Press, 1991), pp. 172-75. Baltimore County Land Records, HMF 13-455.

(2) ☐ Neal A. Brooks and Eric G. Rockel, A History of Baltimore County (Towson, MD: Friends of the Towson Library, 1979), pp. 304-05. Jim Bailey, "Paradise Park: A Maryland Victorian Community," typescript, n.d., p. 1. Jim Bailey, "Preserving Paradise: Historic Preservation Feasibility Study and Resource Guide," typescript, n.d., p. 10.

(3) ☐ Baltimore County Land Records, JWS 175-435, LMB 209-534, NBM 256-227, WPC 498-45, CWB Jr. 987-364, CWB Jr. 990-534.

9. Major Bibliographical References

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See continuation sheet.

10. Geographical Data

Acreage of surveyed property .924 ac.

Acreage of historical setting .924 ac.

Quadrangle name Baltimore West

Quadrangle scale 1:24,000

Verbal boundary description and justification

The boundaries consist of the original lot lines, as subdivided in the late nineteenth century.

11. Form Prepared By

name/title Kenneth M. Short

organization date 5/31/05

street and number 610 Regester Avenue telephone 410-377-4953

city or town Baltimore state MD zip code 21212

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

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Continuation Sheet

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See footnotes

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BA-3183

108 S. Prospect

CHAIN OF TITLE

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER- ATION	ACREAGE	NOTES
Margaret Ann Harris / Balto Co	William & Margaret Ann Harris (H/W) Balto Co	9 Mar 1981	6267- 815	Deed- fees	\$0.		lot 1 a plot of Immaculate L. Wolf Estate EHK, Jr. 4774 M.A.W. aka M.A. Harris now
Margaret Ann Harris pers. rep of Immaculate L. Wolf Margaret A. Spittel	Margaret Ann Harris	9 Mar 1981	6267- 811	Deed- fees	M.A. Spittel int. for \$6,666.67		Mary V. Beccio d. 27 Nov 1866 willed 1/2 to Margaret A. Spittel (formerly M.A. Beccio) 1/2 to Immaculate L. Wolf E.L.W. d. 30 Apr 1980
Margaret A. Beccio Balto Co	Margaret Ann Wolf Balto Co	19 Apr 1963	RRG 4131- 605	Deed- fees	\$5.00	189' x 72' x 267' 1.2 A.	1/3 int.
Mary Vincenzina Beccio, widow of Michael Beccio Balto Co	Immaculate L. Wolf Margaret A. Beccio dau of M.V.B. Balto Co	29 Dec. 1960	WJR 3797- 6	Deed- fees	2.0 A	1.2 A	1/3 int to ea Mikes d. 4 Jun 1959
MD Housing Corp (MD corp)	Michael Vincenzina Beccio (H/W)	10 Feb. 1937	CWB Jr 990- 534	Deed- fees	\$5.00	1.2 A.	
F. Rosalie Bull widow Balto Co	MD Housing Corp (MD corp)	20 Nov. 1936	CWB Sr 987- 364	Deed- fees	\$5.00	1.2 A.	part of Paradise referred to in Stark to James 1886 JWS 171-257
G. Howard White widower Balto City	F. Rosalie Bull w/o Robert B. Bull Anne Arundel	30 Apr. 1918	WPC 498- 45	Deed- fees	\$10.00	1.2 A.	Plo below
Susan F. Ellis &hus Herman NYC	G. Howard White Balto Co	9 July 1901	NBM 256- 227	Deed- fees	\$5.00	199' x 318' x 174' x 327' x 339'	
Anelia E. Ellis, widow Balto Co	Susan F. Ellis Balto Co	10 May 1895	LMB 209- 534	Deed- fees	\$2,000	11	
Nathaniel W. & Fannie A. James (H/W) Balto Co	Anelia E. Ellis, widow Susan F. Ellis w/o Herman Ellis Balto City	24 May 1889	JWS 175- 435	Deed- fees	\$6,500	11	Plo below

BA-3183
1085 Prospect

CHAIN OF TITLE

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER- ATION	ACREAGE	NOTES	
William L. Stork & of Clinton? Barto City	Nathaniel W. James Barto Co	21 July 1888	JWS 171- 251	Deed- fees	\$5,500	9.71 A.	P/O below lots 24, 25, 2 P/O 22 & 24	
Safe Deposit & Trust Co of Barto, trustee	William L. Stork	28 Jun. 1888	JWS 170- 213	Deed- fees	\$20,000	55.3 A.	Equity 13 Apr. 1888 Safe Dep. & Trust. v. Elizabeth M. Tinsley sold to John Hubner. Stork was substituted on 7 Jun. 3 deeds	
Frederick & Eliza M. Roheson (H/W) et al Barto Co	Tipton L. Tinsley	15 Jun. 1863	GHC 38-48	Deed- Indenture fee	\$20,100	54 1/4 A. - 1 A. sold to Richard Edwards Sr. & 1 A. to J. Beatty Jr.	Smith's Forest Brown's Adventure Frederickstadt Enlarged	(A)
Richard Edwards Tr. & Wife Abigail F. Barto City	Tipton L. Tinsley	28 Aug 1863	GHC 38-360	Deed- Indenture	\$5,000	1 A.		(B)
Charles W. & Mary C. Beatty (H/W) et al Barto Co.	Tipton L. Tinsley	13 Jan. 1865	JHL 44-73	Deed- fee	\$2,750	1 A.		(C)
David & Eliza Vander- Smith Barto City	Frederick Roheson Barto City	9 Nov. 1855	HMF 13-455	Deed- Indenture	\$24,000	104 A.	3 deeds	(A)
Edward H. Dorsey & wife	David VanderSmith	20 Feb. 1837	TK 268-70					(A)
John S. Gittings & wife	David VanderSmith	17 Mar. 1839	TK 287-447					(A)
Benjamin C. Carroll & wife	David VanderSmith	19 Oct. 1855						(A)

1st DISTRICT.

Institutions.

MT. ST. JOSEPH'S COLLEGE.
Conducted by the Xaverian Brothers.
This institution is situated on the Frederick Road, about three miles from the city of Baltimore. Its locality is remarkably healthy, and its surroundings are most lovely and picturesque.
The College has been lately chartered with privileges to confer all the usual Collegiate Honors and Degrees.
The scholastic year is divided into two sessions of five months each, commencing the first Monday of September and the first Monday of February.
N.B.—The City Railway Cars pass by the College every half hour during the summer months, and hourly during the winter.

ST. JOSEPH'S PASSIONIST MONASTERY AND CHURCH.

14 acres. Erected in 1867.
The Passionist Fathers have Monasteries in the U. S., viz. W. Hoboken, N. J., the residence of the Provincial; Pittsburgh, Pa. the Novitiate House; Cincinnati, Ohio; Dunkirk, N. Y., and St. Joseph's, Baltimore. The General Superior resides in Rome.
Besides the Priests who are engaged in the work of Missions, and Lay Brothers who do all the manual labor, there is a class of Students of the Order in each Monastery. This Order professes poverty, has no revenues and is supported by voluntary contributions. Its special object, to promote devotion to the Passion of Jesus Christ.

Merchants.

JOHN A. BEAUMONT,
Wethersville.

J. W. CRAWFORD,
Ellicott City.

Physician.

J. C. MONMONIER, M. D.
Wethersville.

CARROLLTON.

Butcher.

JACOB LERIAN.

Coal.

SULLIVAN & CO.
Shippers, Wholesale and Retail Dealers in Coal.
Yard at Junction of Frederick Turnpike and Baltimore and Potomac R. R.

Florist.

JOHN COOK.

Grocer.

AUGUST HOFFMAN.

Lumber.

SULLIVAN & CO.
Dealers in Lumber, Building Material, &c., Sash, Doors, Blinds, Lime, Brick and Builders' Hardware.

Merchants.

L. A. FOEHLMANN,
General Merchant.

C. H. SULLIVAN,
General Merchant.

Restaurant.

ADAM DIETRICH'S
Clifton House Restaurant,
(Ed. Blüf's Brewery.)

Stock Dealer.

JOHN LAEBEN,

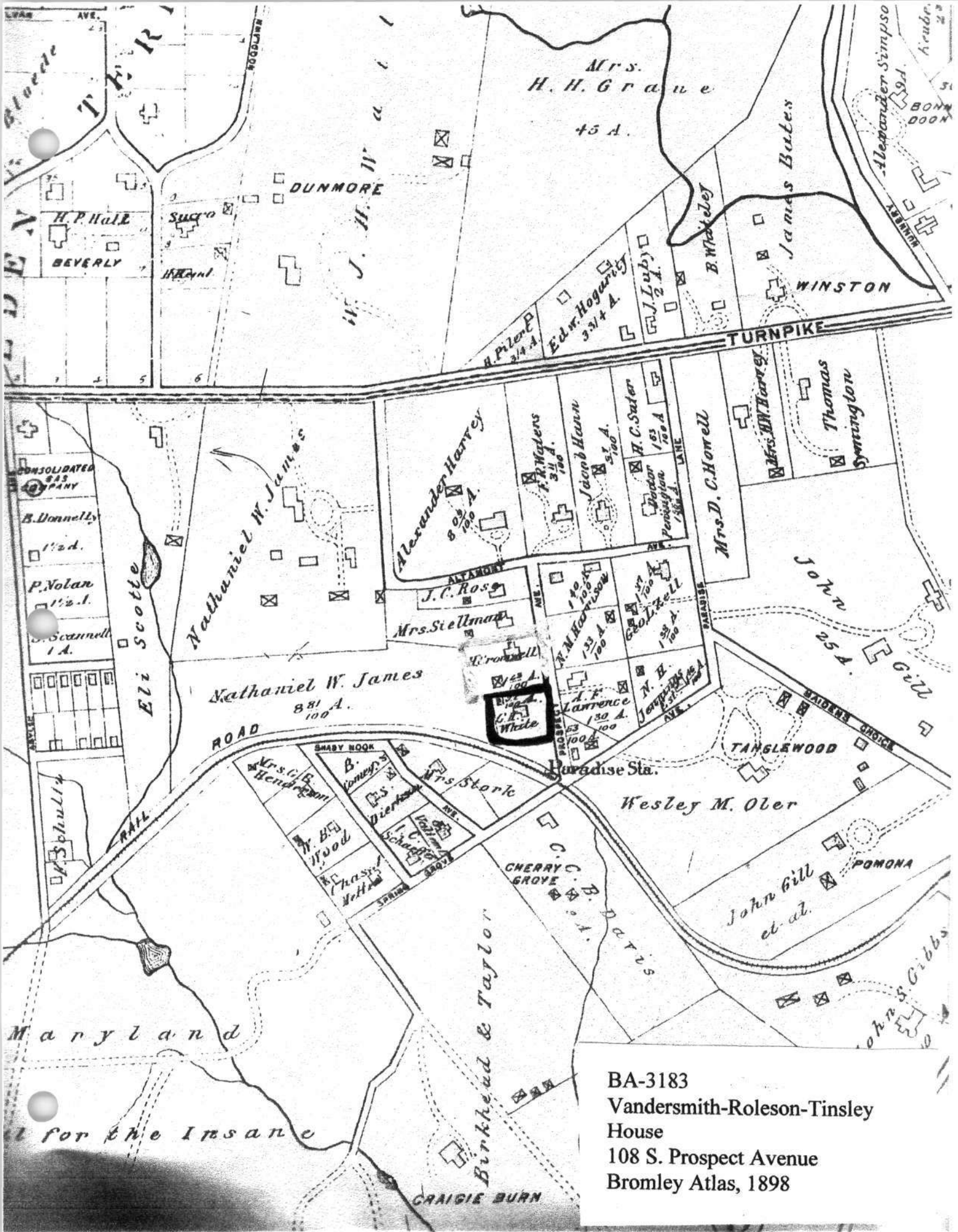


FIRST DISTRICT

Scale 2 Inches = to a Mile.

Entered according to act of Congress in the year 1877 by C. M. Hopkins, in the Office of the Librarian of Congress.

BA-3183
Vandersmith-Roleson-Tinsley
House
108 S. Prospect Avenue
Hopkins Atlas, 1877



BA-3183
Vandersmith-Roleson-Tinsley
House
108 S. Prospect Avenue
Bromley Atlas, 1898



PA-3183
 Vandersmith-Roleson-Tinsley
 House
 108 S. Prospect Avenue
 Baltimore West Quad

BA-3183



BA-3183

Vandersmith-Roleson-Tinsley House
108 S. Prospect Ave., Paradise

Balto. Co., MD

Ken Short

Dec. 2002

MD SHPO

E. elev.

1/1